

Land Development Code 3rd Update Issues Matrix

The following matrix includes all of the issues to be considered in the Third Update. The issues are divided into two sets. The first set of issues include minor format and reference corrections. The second set of issues titled “consistency issues” include various proposed changes that will clarify inconsistencies in the regulations and improve implementation of existing City policies.

Issue No.	LDC Section	Description
<i>1. Minor Format and Reference Corrections</i>		
a.	127.0202(e)	Reference to historical signs. The word “historical” in this term is not defined and should not be italicized. Amend text to indicate that the word “historical” is not defined by removing italics.
b.	128.0314(b)	Certification of Environmental Documents. The word “certification” is defined but does not have the same meaning in this context. Certification, under the California Environmental Quality Act, has a completely different meaning. Amend text to remove italics.
c.	131.0112(a)(2)(C)	Reference to processing. The word “processing” is not a defined term and should not be italicized. Amend text to remove italics.
d.	131.0250	Diagram 131-02A in Allowable Development Area in OR Zones currently states “...development area <u>or 20% or</u> entire premises.” - the percentage should be “...development area <u>of 25% of</u> entire premises. See Diagram I-5 (p.6) of LDC Steep Hillside Guidelines.
e.	131.0250(b)(6)	Incorrect reference to the MSCP. Amend text to delete the word “Plan” from the Multiple Species Conservation Program Plan.
f.	131.0461(a)(4)(B)	Section 131.0461(a)(4)(B) states: "The fireplace and chimney are not <u>be</u> subject to the 45 degree..." Amend text to state: "The fireplace and chimney are not subject to the 45 degree..."
g.	131.0531	Table 131-05D, Footnote 4. “Gross floor” is not a defined term by itself, but “gross floor area” is. Amend text to italicize “gross floor area” rather than just “gross floor”.
h.	141.0406(h)	The term “required yards” is not defined, but “yards” is. Amend text to delete the italics from the word “required”.
i.	141.1004(m)	The term “Process Four” is not a defined term and should not be italicized. Amend text to remove italics.

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j.	141.1104(a)(5) and (b)(5)	The word “flood” in the term flood lights is defined, but the definition does not have the same meaning. Amend text to remove the italics from the word “flood”.
k.	141.1104(b)(3)(B)	The term “walls” is not a defined term and should not be italicized. Amend text to remove italics.
l.	142.0725	Electric/Radioactivity Regulations. The title and text of this section should be amended to reference “radio-activity” associated with the operation of radios rather than hazardous radioactive materials.
m.	142.1206(a)(3)	Violations of Sign Regulations - Section 142.1206(a)(3) contains a typographical error. Amend text to delete “and” located at the end of the sentence and replace with “or”.
n.	143.0840(d)	General Rules for Coastal Overlay Zone Affordable Housing Replacement Regulations. Amend language to state that the San Diego Housing Commission shall “annually update” a schedule of in-lieu fee rather than from “time to time”.
o.	145.0401	The term “masonry” is misspelled. It should be “masonry”. Amend text to correct spelling.
p.	145.0403(b)	The reference to 1994 should be changed to 2000 to coincide with the date that the Land Development Code went into effect.
q.	145.0404	The reference to Table 88-A in Section 145.0427 is incorrect. Amend text to refer to Table 145-05A.
r.	145.0404	Definition of “Cumulative Value of Remodel or Renovation”. The reference to January 1, 1994 is incorrect. Amend text to refer to January 1, 2001 to coincide with the date that property owners received notice of new Building Regulations for Archaic Materials and methods of Construction.
s.	145.0404	Definition of “Value of Remodel or Renovation”. The reference to January 1, 1994 is incorrect. Amend text to refer to January 1, 2001 to coincide with the date that property owners received notice of new Building Regulations for Archaic Materials and methods of Construction.
t.	145.0405(a)	The reference to Table No. A-1-F is incorrect. Amend text to refer to the correct Table A-1-A.

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u.	145.0406(a)	The reference to "Category I or II" is not accurate. Amend text to "Category 1 or 2" for accuracy.
v.	145.0407(a)(1)	The reference to "Category I or II" is not accurate. Amend text to "Category 1 or 2" for accuracy.
w.	145.0407(a)(2)	The reference to January 1, 1994 is incorrect. Amend text to refer to January 1, 2001 to coincide with the date that property owners received notice of new Building Regulations for Archaic Materials and methods of Construction.
x.	145.0407(a)(2)(A)	The reference to 50 percent of the value of the building is a typographical error. Amend text to refer to 100 percent which agrees with the opening statement.
y.	145.0407(a)(2)(C)	The reference to January 1, 1994 is incorrect. Amend text to refer to January 1, 2001 to coincide with the date that property owners received notice of new Building Regulations for Archaic Materials and methods of Construction.
z.	145.0408(a)	The reference to "Category I or II" is not accurate. Amend text to "Category 1 or 2" for accuracy.
aa.	145.0408(f)	The reference to the 1994 "Uniform Building Code" is incorrect. Amend text to refer to the 1998 "California Building Code".
bb.	145.0410(a)	The reference to "Category I or II" is not accurate. Amend text to "Category 1 or 2" for accuracy.
cc.	145.0410(a)(2)	The reference to "Sections A110(a) and A110(f) of the UCBC Appendix Chapter 1" is incorrect. Amend text to read "Sections A113.1 and A113.6 of the 1997 UCBC Appendix Chapter 1."
dd.	145.0410(d)	The reference to "Section A110(a) of the UCBC Appendix Chapter 1" is incorrect. Amend text to read "Section A113.1 of the 1997 UCBC Appendix Chapter 1".
ee.	145.0411(a)(2)	The reference to January 1, 1994 is incorrect. Amend text to refer to January 1, 2001 to coincide with the date that property owners received notice of new Building Regulations for Archaic Materials and methods of Construction.

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Issue No.	LDC Section	Description
ff.	145.0411(a)(2)(C)	The reference to January 1, 1994 is incorrect. Amend text to refer to January 1, 2001 to coincide with the date that property owners received notice of new Building Regulations for Archaic Materials and methods of Construction.
gg.	145.0411(b)	The reference to "Section A110(a) of the UCBC Appendix Chapter 1" is incorrect. Amend text to read "Section A113.1 of the 1997 UCBC Appendix Chapter 1".
hh.	145.0415	Amend text to reflect that Sections A103-A110 of Appendix Chapter 1 of the UCBC were not sent with the Order to Comply but were referenced instead. Amend text to read "The order shall reference this division which references Sections A103-A110 . . ."
ii.	Biology Guidelines	The reference on Page 26 (second paragraph) to Section 126.0407 is incorrect. Amend text to refer to Section 126.0704 (Exemptions from a Coastal Development Permit).
jj.	Various	The term "Child Care Facilities" is a defined term and should be italicized throughout the Land Development Code.
kk.	Various	The term "facilities" in the use subcategory of Moving and Storage <i>Facilities</i> is not defined and should not be italicized. Amend text to remove italics.
2. Consistency Corrections		
a.	126.0704(a)	Exemptions from a Coastal Development Permit. Include reference to the State Coastal Regulations to clarify which types of improvements are exempt from the requirement to obtain a Coastal Development Permit.
b.	127.0103	Previously Conforming Premises and Uses. Reformat section to clarify the review processes for previously conforming structures, uses and/or density.
c.	127.0107(b)	Change in Use of Previously Conforming Use. Amend text to include the same language used in Section 126.0704(a)(3) which defines "intensification of use" as an increase in required parking within the Coastal Overlay Zone.
d.	129.0119(a)(6)(C)	Bond Requirement for Construction Permit for Grading or Public Improvements. Amend text to include bonding requirements for grading with an estimated cost above \$50,000.

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e.	131.0443(e)(2)(B)	An exception is provided for lots that are between 40 and 50 feet in width (a 4 foot setback) but it does not appear to apply to lots that are less than 40 feet in width and would require them to provide a 5 foot setback.
f.	141.0412	Homeless Facilities. Add language to exempt emergency shelters that are accessory uses to religious institutions from the Separately Regulated Use regulations for homeless facilities.